



City of NORFOLK


C: Dir., Department of City Planning

August 25, 2015

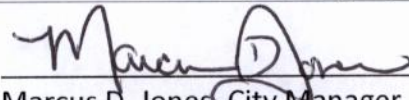
To the Honorable Council
City of Norfolk, Virginia

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **A special exception to operate a used merchandise establishment at 1529 International Boulevard, Suite 104– Grandma Bear's**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 3/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-3**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception – used merchandise establishment
- IV. **Applicant:** Grandma Bear's
- V. **Description:**
 - This request is to allow Grandma Bear's to sell used merchandise.
 - The site is located within the K-Mart/Sears Outlet shopping center.

	Proposed
Hours of Operation	10:00 a.m. to 6:00 p.m. Monday through Friday 10:00 a.m. to 5:00 p.m. on Saturday 1:00 p.m. to 4:00 p.m. on Sunday

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated July 23, 2015 with attachments
- Proponents and Opponents
- Ordinance



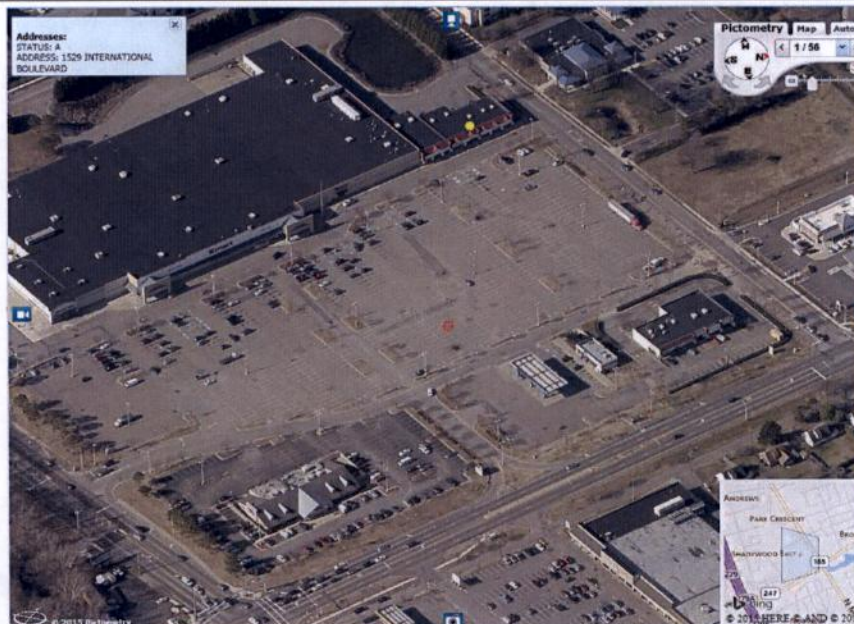
City of NORFOLK

Planning Commission Public Hearing: July 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Staff: Susan Pollock Hart, CFM

Staff Report	Item No. 4	
Address	1529 International Boulevard, Suite 104	
Applicant	Grandma Bear's	
Request	Special Exception to operate a Used Merchandise establishment	
Property Owner	Bank of America	
Site Characteristics	Site Area/Space	20,261 sq. ft./1,200 sq. ft.
	Zoning	Conditional C-2 (Corridor Commercial) and KLASO (Super K-Mart Localized Alternative Sign Overlay District)
	Neighborhoods	Shadywood East
	Character District	Suburban
Surrounding Area	North	BC-1 (Business and Commerce Center District): Navy Federal Credit Union
	East	Conditional C-2 and KLASO
	South	Conditional C-2 and KLASO
	West	Conditional C-2 and KLASO



Summary of Request

- This request is to allow Grandma Bear's to sell used merchandise.
- The site is located within the K-Mart/Sears Outlet shopping center.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

C. Zoning Analysis

i. General

- The site is zoned conditional C-2 which prohibits the site from being used as for recreation, adult bookstore or massage parlor, or a professional or vocational school.
- The use of the site to sell used merchandise is permitted by special exception in the C-2 district.

	Proposed
Hours of Operation	10:00 a.m. to 6:00 p.m. Monday through Friday 10:00 a.m. to 5:00 p.m. on Saturday 1:00 p.m. to 4:00 p.m. on Sunday

ii. Parking

Sufficient parking is provided within the shopping center for this use.

iii. Flood Zone

The property is in the X Flood Zone, which is a low risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers figures estimate that this retail use will generate 52 new vehicle trips; however, the retail space exists and has been previously occupied by retail tenants.

E. Impact on the Environment

- The shopping center was built under the current zoning regulations and complies with development standards.
- There do not appear to be any opportunities to improve landscaping or reduce impervious surfaces through this application.

F. Impact on Surrounding Area/Site

By requiring this use to conform to the conditions listed below, the proposed used merchandise facility should not have a negative effect on the surrounding retail facilities or neighborhood.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- Notice was sent to the Park Crescent Apartments on May 19.

I. Communication Outreach/Notification

- Legal notice was posted on the property on June 16.
- Letters were mailed to all property owners within 300 feet of the property on July 10.
- Legal notification was placed in *The Virginian-Pilot* on July 9 and July 16.

J. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

1. The hours of operation shall be from 8:30 a.m. until 6:00 p.m. Monday through Friday. 9:00 a.m. until 6:00 p.m. on Saturdays and closed on Sundays. No operation of this facility outside of these hours is allowed.
2. No merchandise shall be left, dropped off, stored or displayed outdoors.
3. There shall be no auctions for the sale of merchandise.
4. All signage on the site shall comply with the regulations in Chapter 16 of the *Zoning Ordinance*.

Attachments

Location Map

Zoning Map

Application

Notice to the Park Crescent Apartments

Proponents and Opponents

Proponents

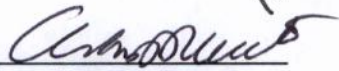
Carolyn S. and William C. Boggs
2533 Wingfield Road
Norfolk, VA 23518

Opponents

None

07/20/2015

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A USED MERCHANDISE SALES ESTABLISHMENT NAMED "GRANDMA BEAR'S" ON PROPERTY LOCATED AT 1529 INTERNATIONAL BOULEVARD, SUITE 104.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of a Used Merchandise Sales establishment named "Grandma Bear's" on property located at 1529 International Boulevard, suite 104. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 112 feet, more or less, along the southern line of International Boulevard, beginning 661 feet, more or less, from the western line of North Military Highway and extending westwardly; premises numbered 1529 International Boulevard, Suite 104.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation shall be limited to 10:00 a.m. until 6:00 p.m. Monday through Friday, 10:00 a.m. until 5:00 p.m. on Saturday, and 1:00 p.m. until 4:00 p.m. on Sunday. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) No merchandise shall be delivered, dropped-off, stored, or displayed outdoors.
- (c) No merchandise shall be sold by auction.
- (d) All signage on the premises shall conform to the regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled

"Signs."

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

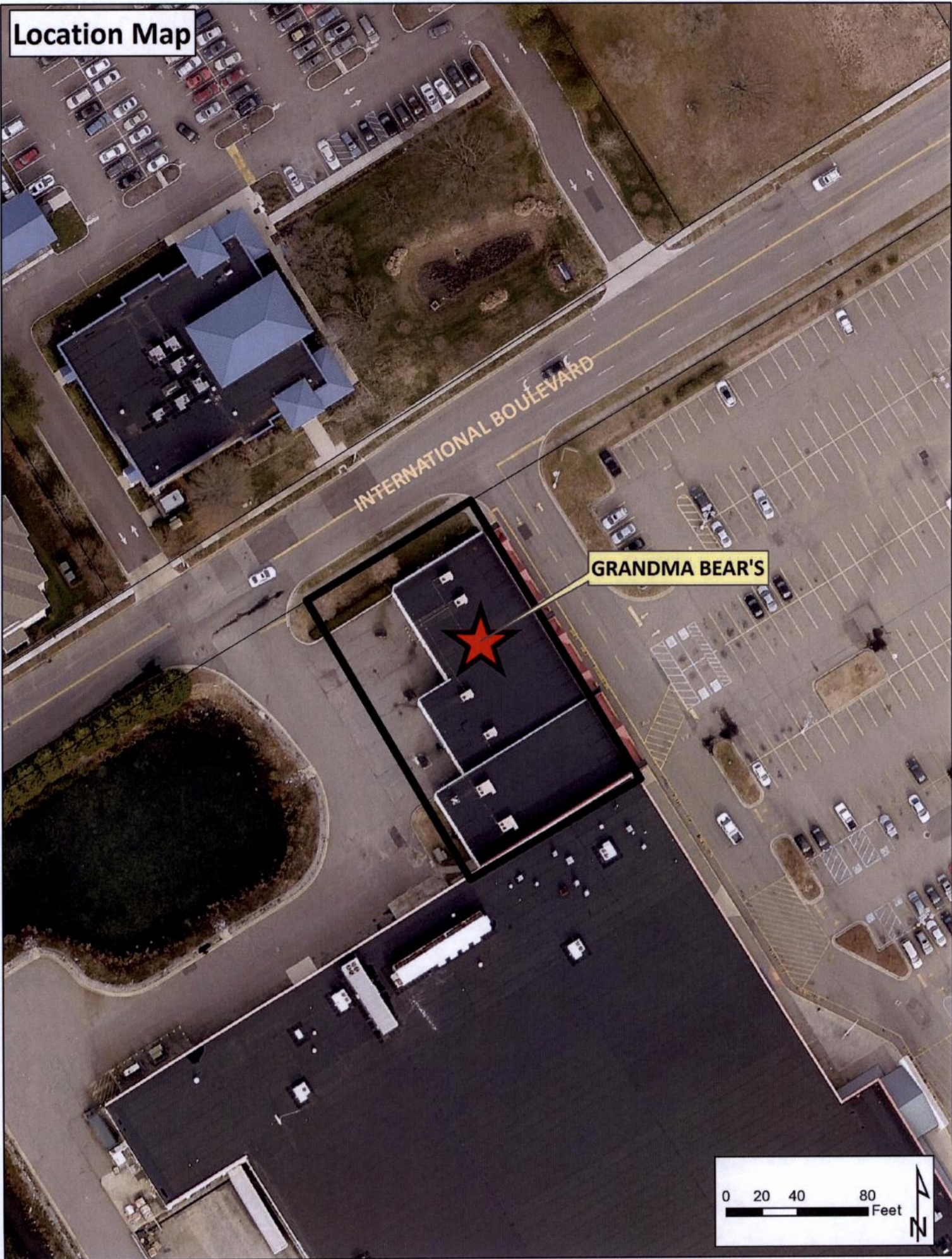
- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause

substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Location Map



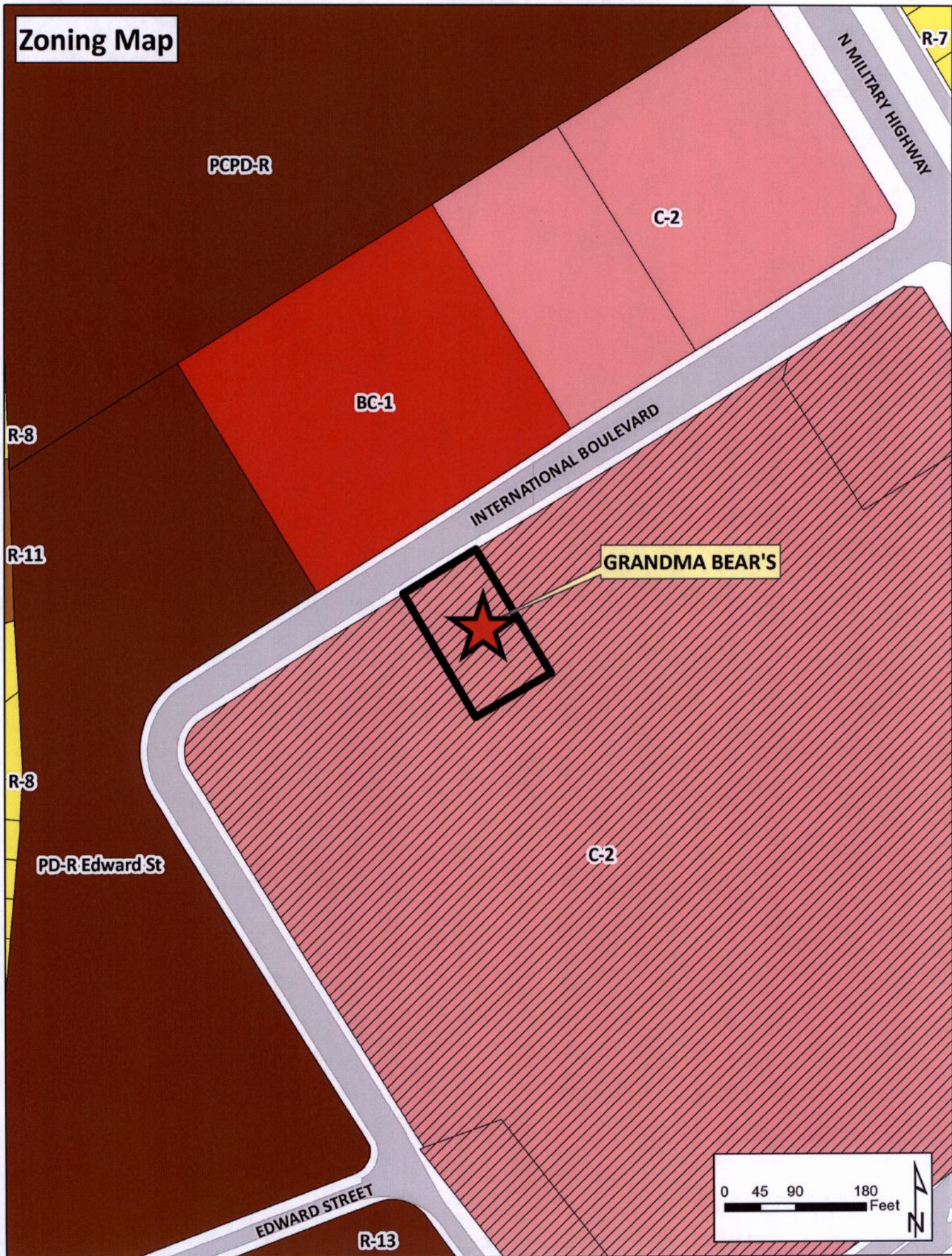
GRANDMA BEAR'S

INTERNATIONAL BOULEVARD

0 20 40 80 Feet



Zoning Map





**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: USED ADUSE ESTABLISHMENT

Date of application: 5/14/15

DESCRIPTION OF PROPERTY

Property location: (Street Number) 1529 (Street Name) INTERNATIONAL BLVD. STE. 104

Existing Use of Property VACANT

Current Building Square Footage 1200

Proposed Use CHILDRENS UPSCALE CONSIGNMENT STORE
PURCHASE QUALITY, GENTLY USED CHILDRENS CLOTHES &
ACCESSORIES AND RESALE THEM

Proposed Square Footage 1200

Proposed Hours of Operation:

Weekday From 10 AM To 6 PM

Friday From 10 AM To 6 PM

Saturday From 10 AM To 5 PM

Sunday From 1 PM To 4 PM

Trade Name of Business (If applicable) GRANDMA BEAR'S, LLC

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Application
Special Exception
Page 2

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) BOGGS (First) CAROLYN (MI) S

Mailing address of applicant (Street/P.O. Box): 2533 WINGFIELD RD.

(City) NORFOLK (State) VA (Zip Code) 23518-4572

Daytime telephone number of applicant (251) 409-6706 Fax () N/A

E-mail address of applicant: WCBOGGS@COX.NET

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of applicant () _____ Fax () _____

E-mail address of applicant: _____

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) NAIEAGLE (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): 2250 OLD BRICK RD

(City) GLEN ALLEN (State) VA (Zip Code) 23060

Daytime telephone number of owner (804) 814 9977 email: WWW.NAIEAGLE.COM
MR. Peter VICK

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward information: _____

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Peter Vick Sign: 1/1
(Property Owner or Authorized Agent of Signature) (Date)

Print name: CAROLYN S. BIGGS Sign: CAROLYN S. BIGGS 1/14/15
(Applicant) (Date)

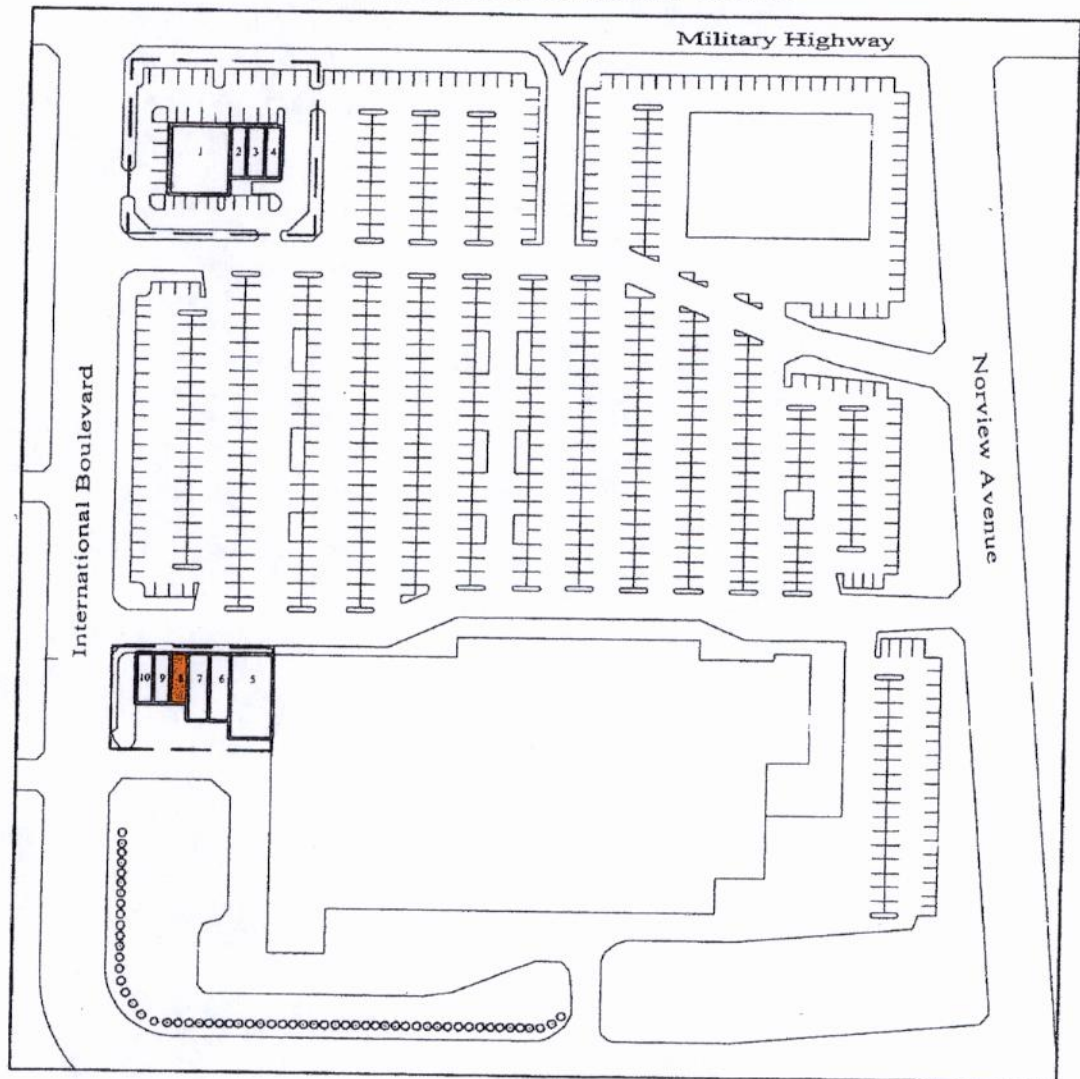
ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: 1/1
(Authorized Agent Signature) (Date)

Exhibit A
Site Plan

LOCAL SHOPS @ SUPER K

1529 International Blvd. Norfolk, VA 23513



FIRST ALLIED CORPORATION
(585) 359-3000